

Bejar Village Subdivision

City of El Paso — City Plan Commission — 4/5/2018

SUSU18-00013 — Major Combination



STAFF CONTACT:	Jim Henry, (915) 212-1608, henryjj@elpasotexas.gov
PROPERTY OWNERS:	Myrna Bejar and Nora Crowley
REPRESENTATIVE:	CEA Group
LOCATION:	South of Alameda & East of Manor, District 3
ACREAGE:	11.28
VESTED:	No
PARK FEES REQUIRED:	\$80,830.00
EXCEPTION/MODIFICATION REQUEST:	3: Exceptions to waive the required DSC standards for Manor Place, Barker Road, and Alameda Avenue.
RELATED APPLICATIONS:	N/A
PUBLIC INPUT:	N/A
STAFF RECOMMENDATION:	Pending

SUMMARY OF REQUEST: The applicant proposes to subdivide 11.28 acres of residential and commercial land into two lots to be used as a mobile home park. The subject property is split zoned AM (High Density Residential), C-3 (Commercial), and R-4. (Residential). The R-4 zoning district does not allow mobile home parks; however, the location of the proposed mobile home park will be located completely within the AM and C-3 zoning districts, which do allow mobile home parks. There is a zoning contract that is applicable to the subject property (Ordinance 7956) which requires that a detailed site plan be approved by the City Plan Commission and City Council (subject to the provisions outlined in Section 20.10.340 of the zoning code) prior to the issuance of building permits. Primary access to the proposed subdivision will be provided via Alameda Avenue and Manor Place. This subdivision is being reviewed under the current subdivision code.

SUMMARY OF RECOMMENDATION: Planning recommendation is **Pending** of Bejar Village Subdivision on a major combination basis, due to zoning matters related to Section 20.12.020 - Table of Density and Dimensional Standards.



DESCRIPTION OF ANY EXCEPTIONS, MODIFICATIONS, OR WAIVERS

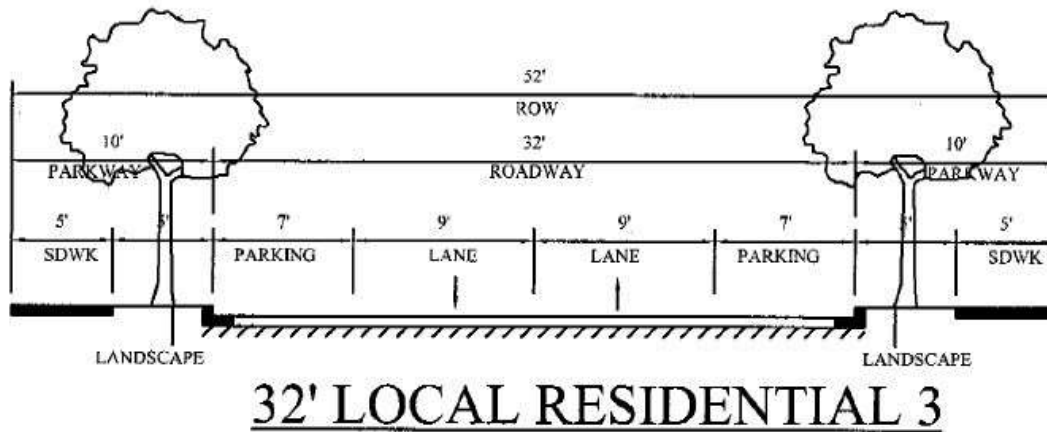
The applicant is requesting the following exceptions under 19.10.050-A (Roadway participation policies):

- To waive the required street improvements to their proportionate share of Manor Place, Barker Road, and Alameda Avenue.

Manor Place

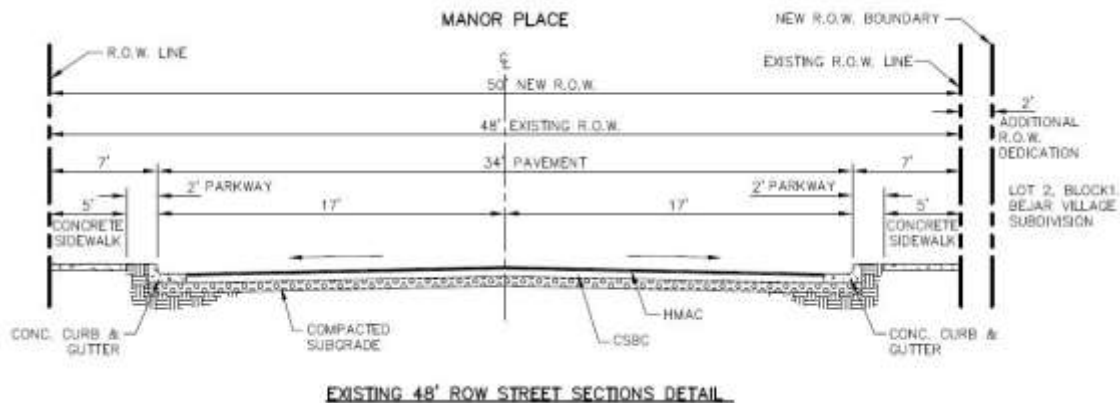
Required

The DSC requires a 10' parkway with a 5' landscape buffer and 5' sidewalk.



Proposed

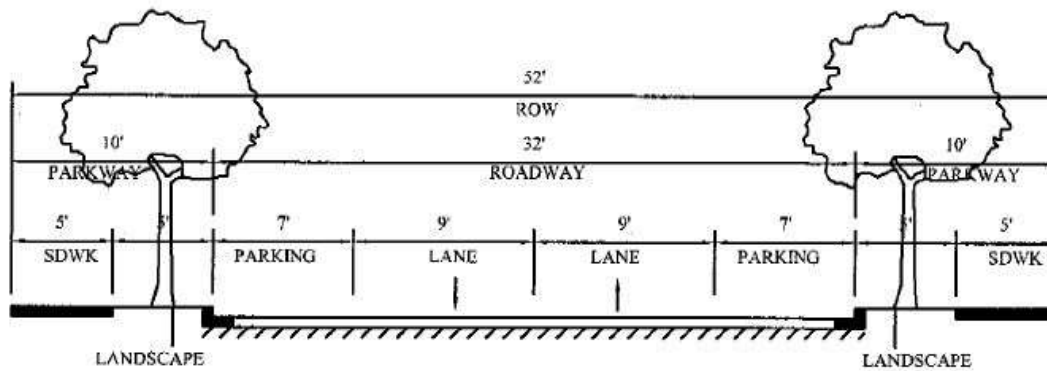
The applicant proposes to preserve the existing configuration of Manor Place, which includes a 2' parkway, and 5' sidewalk. In addition, the applicant is proposing to dedicate an additional 2' of ROW, required per the applicant's proportional share of the required 52' ROW. The linear street frontage the proposed subdivision will have along Manor Place is approximately 180 feet.



Barker Road

Required

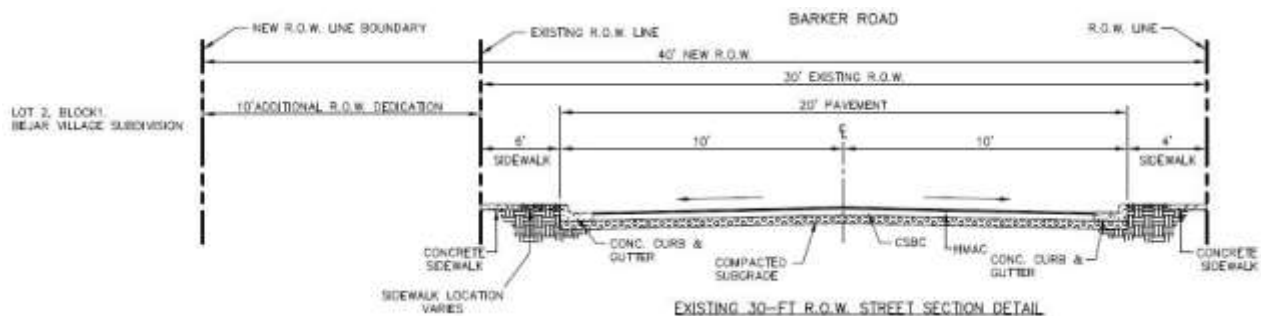
The DSC requires a 10' parkway with a 5' landscape buffer and a 5' sidewalk.



32' LOCAL RESIDENTIAL 3

Proposed

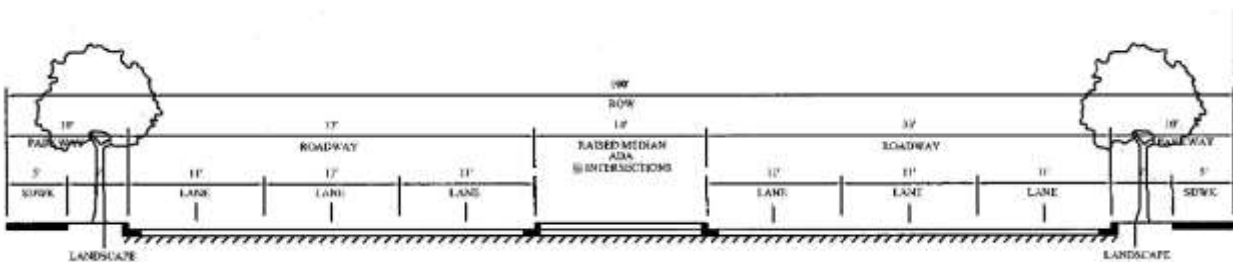
The applicant proposes to preserve the existing configuration of Barker Road, which includes a 6' sidewalk and no landscaping. The applicant is proposing to dedicate an additional 10' of ROW, required per the applicant's proportional share of the required 52' ROW. The linear street frontage the proposed subdivision will have along Barker Road is approximately 35 feet.



Alameda Avenue

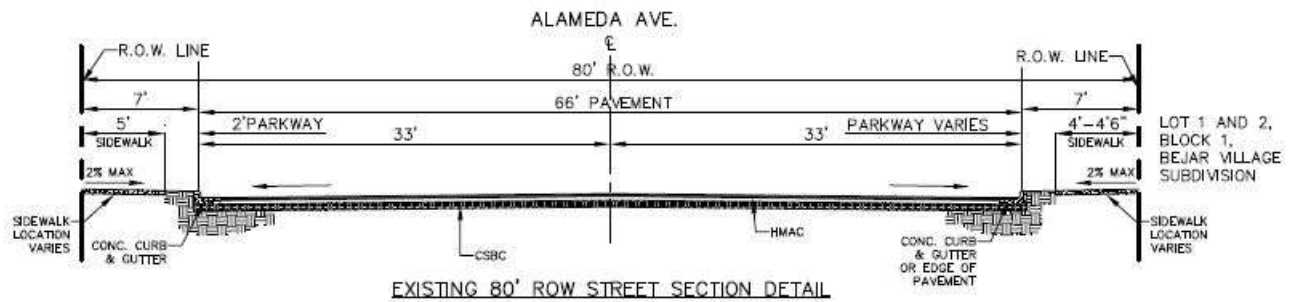
Required

The DSC requires a 10' parkway with a 5' landscape buffer and a 5' sidewalk.



Proposed

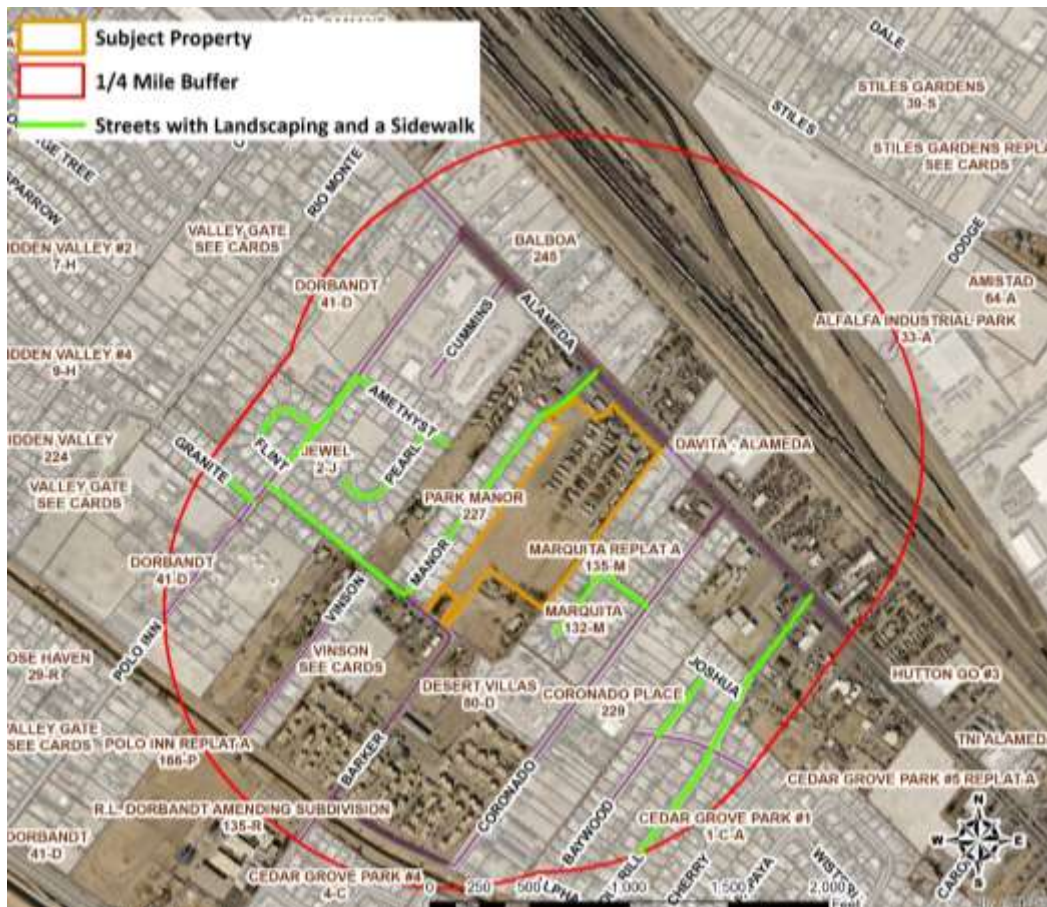
The applicant proposes to preserve the existing configuration of Alameda Avenue, which includes a 5' sidewalk and no landscaping. According to the cross-section, there is two feet of available space that could be used for landscaping. The linear street frontage the proposed subdivision will have along Alameda Avenue is approximately 332 feet.



The proposed exceptions do meet the following criteria under Section 19.10.050 (Roadway participation policies – Improvement of roads and utilities within and or abutting the subdivision) for requesting an exception. The section reads as follows:

Section 19.10.050-A

- 1: The City Plan Commission may waive such requirements to provide rights-of-way or street improvements to adjacent substandard roads based on any of the following factors:
 - a: Fifty per cent of the lots within a quarter mile of the proposed development have already been developed and the existing street improvements are in character with the neighborhood.



Of the 14 platted subdivisions located within or partially within the 1/4-mile buffer, four of them do have parkways improvements, including landscaping and a sidewalk in the correct configuration; two of these four platted subdivisions (Park Manor and the Marquita Subdivision) are adjacent to the proposed subdivision on the east and west sides of the subdivision.

RELATION OF PROPOSED APPLICATION TO THE CITY'S COMPREHENSIVE PLAN

CONSISTENCY WITH PLAN EL PASO: Subject property is designated G3, Post-War.

GOAL 2.1:	
The City should change its growth pattern away from continuous outward expansion and toward integrated growth that minimizes environmental damage, reduces the need for excessive travel by private automobile, and can be served by public transportation	
POLICY	DOES IT COMPLY?
Policy 2.1.6: Development is encouraged along existing or planned bicycle networks where additional segments and / or secure bicycle storage can be added to the network.	Yes, this proposed subdivision is located along Alameda Avenue and according to the 2016 Bike Plan a buffered bike lane is proposed along Alameda Avenue. However, Alameda Avenue is TXDOT ROW and the applicant is not proposing any improvements to Alameda Avenue.
Policy 2.1.9: Development is strongly discouraged within critical arroyos.	Yes, the proposed subdivision will not be located within any critical arroyos.

The proposed exceptions does meet the following criteria under Section 19.10.050 (Roadway participation policies – Improvement of roads and utilities within and or abutting the subdivision) for requesting an exception. The section reads as follows:

Section 19.10.050-A

- 1: The City Plan Commission may waive such requirements to provide rights-of-way or street improvements to adjacent substandard roads based on any of the following factors:
- a: Fifty per cent of the lots within a quarter mile of the proposed development have already been developed and the existing street improvements are in character with the neighborhood.

NEIGHBORHOOD CHARACTER: The subject property is surrounded by a mix of zoning districts, including C-3 (Commercial) to the north, R-5 (Residential to west and east, R-4 (Residential) and R-F (Ranch – Farm) to the south. This property is not located within any Impact Fee Service Areas.

COMMENT FROM THE PUBLIC: N/A.

STAFF COMMENTS:

Staff has no additional comments.

PLAT EXPIRATION:

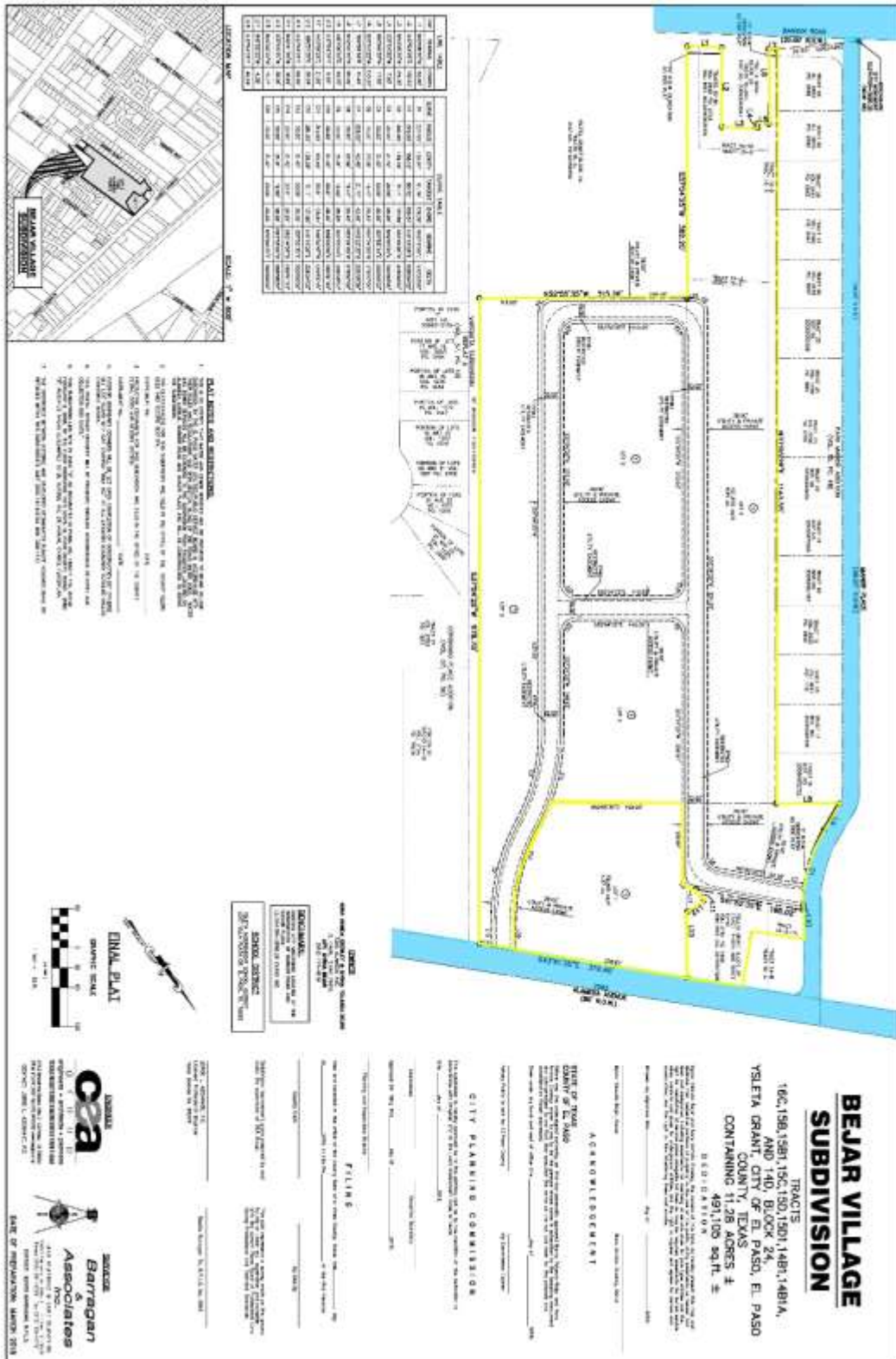
This application will expire on **April 5, 2021**. If the final plat has not been recorded within the specified date, the final plat approval, unless extended in accordance with Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the applicable plat shall be deemed null and void.

ATTACHMENTS:

1. Preliminary Plat
2. Final Plat
3. Exception Request Letter
4. Application
5. Department Comments

[illegible]

ATTACHMENT 2



ATTACHMENT 3



Castner Center @ Transmountain
4712 Woodrow Bean, Ste. F
El Paso, TX 79904
Office: 915.544.5232
Fax: 915.544.5233
web: www.ceagroup.net

March 27, 2018

City of El Paso
801 Texas Ave.
El Paso, Texas 79901

Attention: Mr. Jim J. Henry

Reference: Bejar Village Subdivision

Dear Mr. Henry:

On behalf of the applicant for the subject subdivision, as per Chapter 19.10.50.A.1.a., we are requesting a waiver for the dedication and improvement of substandard streets-Alameda Ave., Barker Road and Manor Place. Within a quarter mile of the proposed development, more than 50% of the lots and area has been developed along Alameda Ave., Barker Road and Manor Place. Alameda Ave. is a state-maintained roadway. Manor Place and Barker Road were reconstructed by the City of El Paso around 2014/2015.

We look forward to your favorable consideration to our request for the waiver. If you have any questions, please do not hesitate to contact me at 915.544.5232.

Sincerely,
CEA Group

A handwritten signature in blue ink, appearing to read 'JLA', is written over a light blue circular stamp.

Jorge L. Azcarate, P.E.
Principal Engineer

I-3051-001.jh.27march18
JLA/jla

engineers • architects • planners

ATTACHMENT 4



CITY PLAN COMMISSION APPLICATION FOR MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: _____ FILE NO. SUSU18-00013

SUBDIVISION NAME: Bejar Village Subdivision

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Tracts 18C, 18B, 18C, 18D, 18D1, 14B1, 14B1A, and 14D, Block 24, Ysleta Grant, in The City of El Paso
El Paso County, Texas

Property Land Uses:	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	<u>9.87</u>	<u>1</u>	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____		_____	_____
School	_____	_____		_____	_____
Commercial	<u>1.40</u>	<u>1</u>	Total No. Sites	_____	<u>2</u>
Industrial	_____	_____	Total (Gross) Acreage	<u>11.27</u>	_____

3. What is existing zoning of the above described property? C-3/AM-SC Proposed zoning? C-3/AM-SC

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No _____

5. What type of utility easements are proposed: Underground _____ Overhead _____ Combination of Both X

6. What type of drainage is proposed? (If applicable, list more than one)
Surface flow to proposed storm sewer infrastructure that will ultimately discharge into a proposed on-site pond

7. Are special public improvements proposed in connection with development? Yes _____ No X

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes _____ No X
If answer is "Yes", please explain the nature of the modification or exception _____

9. Remarks and/or explanation of special circumstances: N/A

10. Improvement Plans submitted? Yes _____ No X

11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes _____ No X

If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

12.	Owner of record	Bejar & Co.	7262 Alameda Avenue	79915	915-771-9126
		(Name & Address)		(Zip)	(Phone)
13.	Developer	Bejar & Co.	7262 Alameda Avenue	79915	915-771-9126
		(Name & Address)		(Zip)	(Phone)
14.	Engineer	CEA Group	4712 Woodrow Bean Ste. F	79924	915-544-5232
		(Name & Address)		(Zip)	(Phone)

**Effective September 1, 2014, a 3% Technology fee has been added to all Planning application fees.*

OWNER SIGNATURE: _____

REPRESENTATIVE: _____

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

ATTACHMENT 5

Planning & Inspections Department- Planning Division

Developer / Engineer shall address the following comments:

1: Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision:

- a: Current certificate tax certificate(s)
- b: Current proof of ownership.
- c: Coordination with TXDOT will be required for ingress/egress onto Alameda Avenue.
- d: Release of access document, if applicable.
- e: Set of restrictive covenants, if applicable.

2: Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Planning & Inspections Department – Land Development

We have reviewed subject plats and recommend **Approval**.

The Developer/Engineer shall address the following comments.

1. Verify dedication statement contents, for proposed private ponding areas should not be included in the statement
2. Coordinate with the Water Improvement District #1 for all work within and abutting the 16' irrigation ditch easement.

Capital Improvements Department – Parks & Recreation

We have reviewed **Bejar Village Subdivision**, a major combination plat map and on behalf of CID Parks Planning Division we offer Developer / Engineer the following comments:

Please note that this Subdivision is zoned "C-3 & AM/sc" and is composed of two (2) lots which meet the requirements for Non-residential uses (General commercial) as well as for Multi-family dwellings use restricted to a maximum of 29 dwelling units per acre however, applicant has submitted copy of preliminary covenants proposing a Non-residential use (General commercial) for Lot 1, Block 1 and a Residential use of 59 Mobile Home dwellings for Lot 2, Block 1 therefore, "Park fees" will be assessed in the amount of **\$82,200.00** calculated as follows:

1. **For Lot 1, Block 1: If** applicant provides copy of final signed/recorded covenants restricting the use to Non-Residential (General commercial) and **if** gross density waiver is granted by the City Manager or the Planning Department designee, then Applicant shall be required to pay "Park fees" in the amount of **\$1,370.00** calculated as follows:

Non-residential acreage **1.365** (rounded to 2 decimals) @ \$1,000.00 / acre = **\$1,370.00**

2. **For Lot 2, Block 1: If** applicant provides copy of final signed/recorded covenants restricting the use to Residential with a maximum of **59 Mobile Home** dwellings and **if** gross density waiver is granted by the City Manager or the Planning Department designee, then Applicant shall be required to pay "Park fees" in the amount of **\$80,830.00** calculated as follows:

59 Residential Multi-family units @ \$1,370.00 per dwelling unit = \$80,830.00

Please allocate generated funds under "Park Zone": **MV-2**

Nearest Park: **Hidden Valley Park**

If density/acreage is increased /decreased or the property zoning /use changes, then "Parkland / fees" will be re-assessed based on applicable conditions.

El Paso Fire Department

No comments.

Central Appraisal District

No objections.

Streets and Maintenance

We have completed our review of the Bejar Village Subdivision TIA. We are in agreement with the TIA, no mitigation will be required.

El Paso Water Utilities

Water:

Along Alameda Avenue between Manor Place and Coronado Road there is an existing twelve (12) inch diameter water main. This main is available for service.

Along Manor Place between Alameda Avenue and Barker Road there is an existing eight (8) inch diameter water main. This main is available for service.

Along Barker Road fronting the subject Property there is an existing eight (8) inch diameter water main. This main is available for service.

Previous water pressure readings conducted on fire hydrant number 48 located at the corner of Coronado Street and Alameda Avenue have yielded a static pressure of 100 pounds per square inch (psi), residual pressure of 82 psi, discharge of 1,163 gallons per minute (gpm). Private water pressure regulating devices will be required at the discharge side of each water meter. The seller of the property / developer shall include in the sale of contract documents that the lot/home buyer shall acquire ownership of the above-described water pressure regulating devices to be located at the discharge side of the water meters. Additionally, the lot/home buyer shall be responsible for the operation and maintenance of the above-described water pressure regulating devices.

Sanitary Sewer:

Along Alameda Avenue between Manor Place and Coronado Road there is an existing twenty-one (21) inch diameter sanitary sewer main. No direct service connections are allowed to this main as per the El Paso Water - Public Service Board Rules & Regulations.

Along Manor Place between Alameda Avenue and Barker Road there is an existing eight (8) inch diameter sanitary sewer main. This main is available for service.

Along Barker Road fronting the subject Property there is an existing eight (8) inch diameter sanitary sewer main. This main is available for service.

General:

Water and sanitary sewer service is anticipated by means of connecting the proposed water distribution mains and the proposed sanitary sewer collection mains to the existing mains. The

proposed water distribution system shall be looped; additional easements may be required in order to enable the water main extensions to accomplish the looped system.

As per EPWater Records, 7262 Alameda Avenue has a single two (2) inch diameter water service. As a result of this proposed development, the Owner/Developer is to inform EPWater in writing if the Owner/Developer will keep this water service or if the service is to be eliminated.

Alameda Avenue is a Texas Department of Transportation (TxDOT) right-of-way. All proposed water and sanitary sewer work to be performed within Alameda Avenue right-of-way requires written permission from TxDOT.

The El Paso Water – Public Service Board (EPWater-PSB) easements shall be labeled “Reserved PSB Easement” in order to enable the construction, operation, maintenance, and repair of the proposed water and sanitary sewer mains. Anchor PSB Easements may be required to accommodate the proposed fire hydrants as well as the proposed water services.

All easements dedicated for public water and/or sanitary sewer facilities are to comply with EPWater-PSB Easement Policy.

Easement grantor shall indemnify, defend, and hold harmless the El Paso Water – Public Service Board from and against any and all claims, liability, actions, and damages for bodily injury and property damage to third parties or to the El Paso Water – Public Service Board which may be caused by or arise out of the maintenance and existence of said water and sanitary sewer mains in the easement area.

EPWater-PSB requires access to the proposed water, sanitary sewer facilities, appurtenances, and meters within the easements 24 hours a day, seven (7) days a week.

No building, reservoir, structure or other improvement, other than asphaltic paving (HMAC), shall be constructed or maintained on the above referenced El Paso Water - Public Service Board Easements (EPWater-PSB easements) without the written consent of EPWater-PSB.

EPWU requires a new service application to initialize design of the water and sanitary sewer main extensions to serve the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Sun Metro

No comments were received.

TXDoT

No comments were received.